

GROUND FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

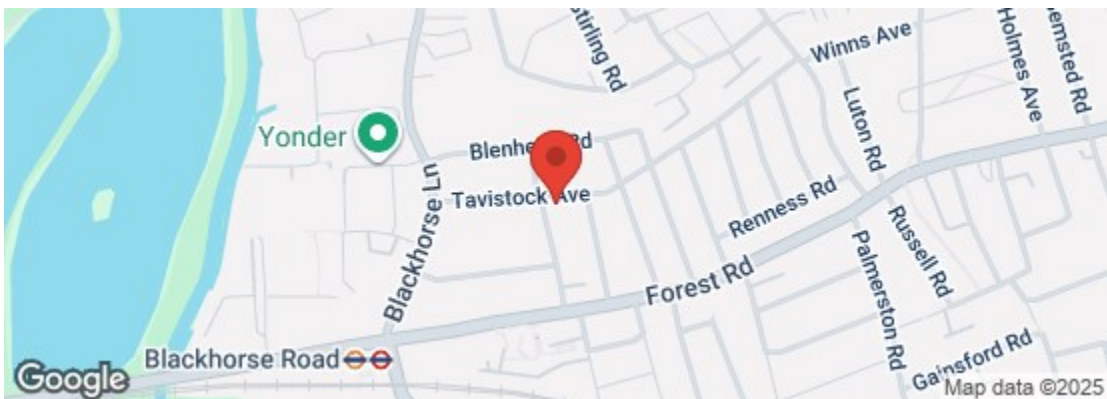
1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1231 SQ.FT. (114.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Waltham Forest | Council Tax Band: C | Floor Area: 1248.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

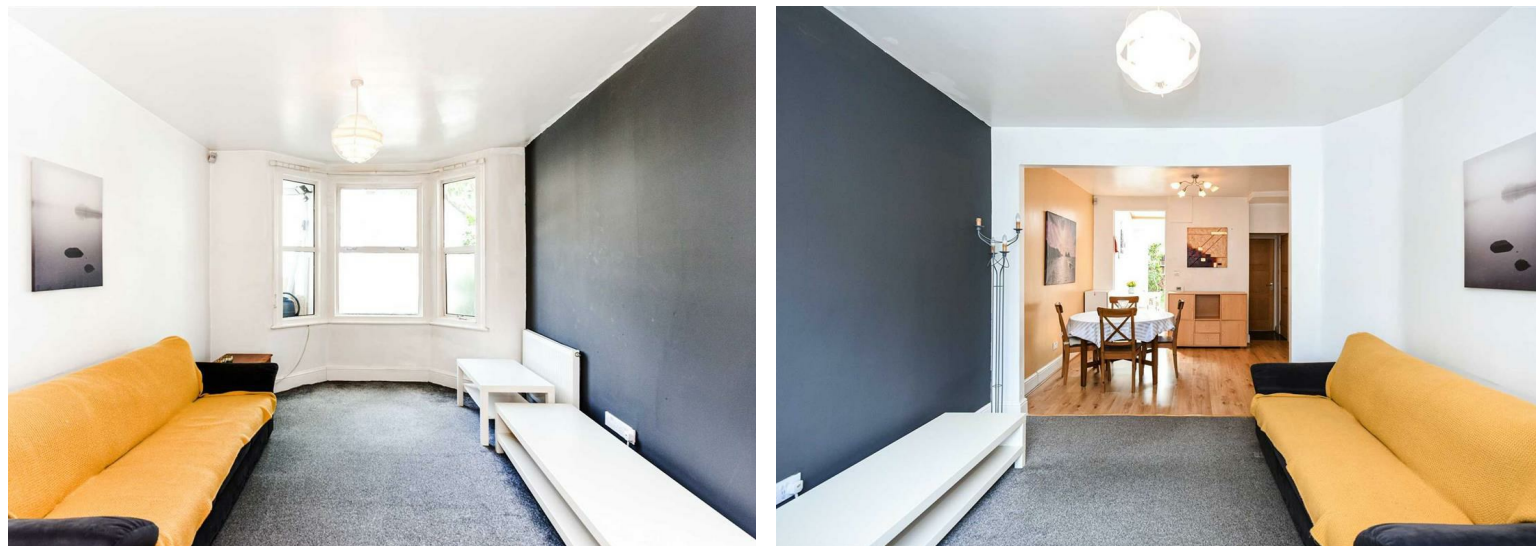
CHURCHILL
estates



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Tavistock Avenue, Walthamstow, E17 6HR
£2,800 Per Calendar Month

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Available Mid October - Part Furnished / Unfurnished - Churchill Estates are delighted to offer this Four Double Bedroom & 2 bathroom Victorian Terrace House. Located conveniently, a short walk to Blackhorse Road tube Station on the Victoria Line, 20 minutes away from Oxford Circus, local Bus/Cycle Routes, Shops & Schools.

The property is well presented throughout and offers accommodation on the ground floor, first floor and in a modern loft conversion comprising: three double bedrooms on the first floor and a large converted bedroom in the loft, as well a modern shower room. The ground floor offers a large through lounge, off-set kitchen and a second bathroom.

The property also benefits from double glazing, gas central heating and a private rear garden.

Early Viewings Advised

